

TITLE COMMITMENT SCHEDULE B-2
EASEMENT NOTES

12. Right of Way grant for the purpose of electric and water utilities, in favor of the City of Schuyler, Nebraska, filed December 3, 1968 in deed Book 88 at Page 261 of the records of Colfax County, Nebraska. (As shown on survey plat by James A. McMeekin, L.S. 165, dated 08/08/1983). (Affects the property and is plotted on survey)
13. Right of Way grant dated September 12, 1968, for the purpose of a sanitary sewer and other utilities, to the City of Schuyler, Nebraska, filed December 6, 1968 in Deed Book 88 at page 263 of the records of Colfax County, Nebraska. (As shown on survey plat by James A. McMeekin, L.S. 165, dated 08/08/1983) (Affects the property and is plotted on survey)
20. Utility easement filed upon the plat of Clarkson and Dorsey's Subdivision, reserved along a 15' strip of land along the West and East property line as set forth therein. (Affects the property and is plotted on survey)

ZONING INFORMATION

Zoning District: R3 Multiple-Family Residential
Setbacks:

Front: 25 Feet
Side: 20 Feet
Interior Side: 5 Feet
Rear: 7 Feet

Existing Building Height at highest point: 20.7 Feet
Maximum Building Height permitted: 45 Feet

Existing Square Footage of building(s): 32,925 Square Feet
Floor Space Area Restrictions: Maximum Building Coverage (50%)
Maximum Impervious Coverage 60%

(Building is in compliance)
Zoning Source: Mary K. Peschel, City Clerk with the City of Schuyler, (402) 352-3101

GENERAL SURVEY NOTES:

- The Basis of Bearings for this survey is North 89°41'59"E as the South line of Block 3, Clarkson and Dorsey's Subdivision, as evidenced by monuments found.
- Utility Note: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Dimensions on this plat are expressed in feet and decimal parts thereof, unless otherwise noted. Bearings are referred to an assumed bearing and are used to denote angles only. Monuments of record were found at locations shown on this plat.
- The subject property has access to a public street along Colfax Street and 20th Street.
- The total number of striped parking spaces on the subject property is 27, including 2 designated handicap spaces.
- Except as shown, all visible utilities serving the subject property enter through adjoining public streets and/or easements of record.
- There is no observed evidence of earth moving work, building construction or building additions within recent months on subject property.
- There is no observed evidence of a solid waste dump, sump or sanitary landfill on subject property.
- There is no observed evidence of any changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. There is no observable evidence of recent street or sidewalk construction or repairs.

LIST OF ENCROACHMENTS:

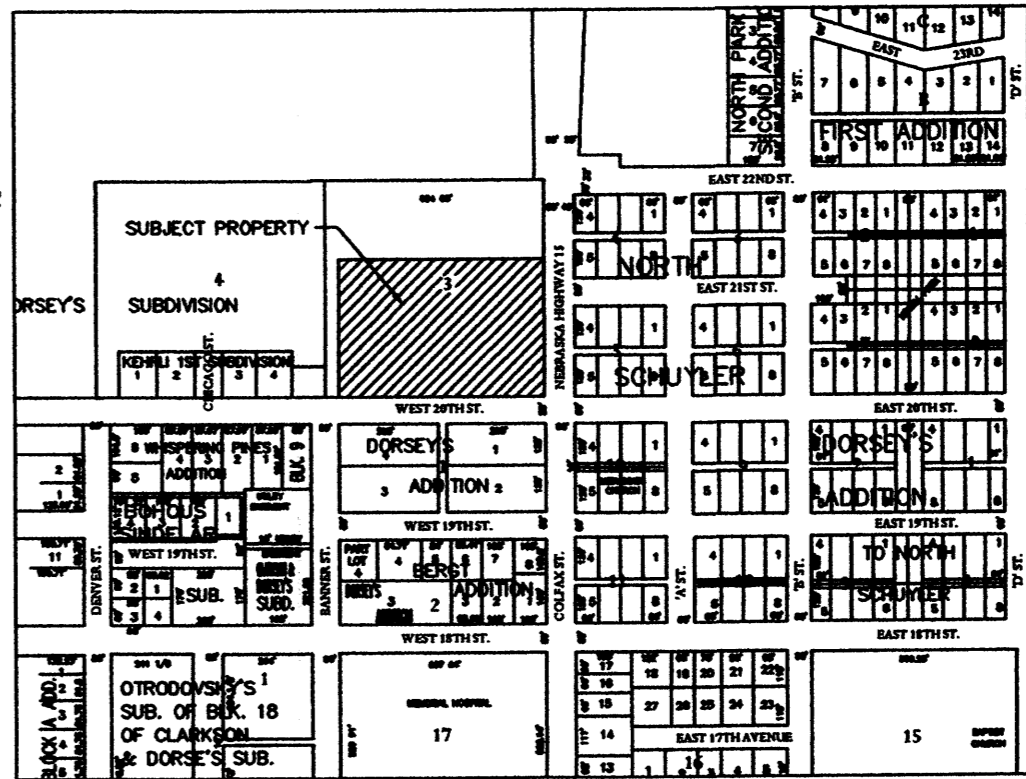
The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

(E) At the Northwest corner of the subject property a chainlink fence crosses over the property line.

LEGEND OF SYMBOLS:

- MONUMENT FOUND
X 24" BAR W/ CAP, L.S. 541
MEASURED DISTANCE
DEEDED DISTANCE
RIGHT OF WAY
TELEPHONE PEDESTAL
LIGHT POLE
DECIDUOUS TREE
PINE TREE
BUSH
FIRE HYDRANT
WATER VALVE
MAILBOX
GAS METER
AC UNIT
SIGN
RIGHT OF WAY MARKER
SANITARY SEWER CLEANOUT
- SETBACK LINE
EASEMENT LINE
TREE MASS LINE
CHAINLINK FENCE
UNDERGROUND WATER
UNDERGROUND SANITARY SEWER
UNDERGROUND TELEPHONE LINE

VICINITY MAP



SURVEYORS CERTIFICATION

I hereby certify to:

The U.S. Department of Housing and Urban Development (HUD)
GPH Schuyler LLC, a Delaware limited liability company
Walker & Dunlop, LLC, a Delaware limited liability company
Chicago Title Insurance Company, a Nebraska corporation
and to their successors and assigns, that:

(a) Jeff Serafin, made an on the ground survey per record description of the land shown hereon located in Schuyler, Colfax County, Nebraska, on January 30, 2008 and I updated it on March 28, 2010; and it and this map were made in accordance with the requirements for an ALTA/ACSM Land Title Survey, as defined in the 2005 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

(b) To the best of my knowledge, belief and information, except as shown hereon: there are no encroachments either way across property lines; there are no encroachments of any structures over any applicable set back lines or upon any easements; title lines and lines of actual possession are the same; and the premises free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 3100460005B.

(Seal)

By:

Name: Jeffrey S. Ryan, R.L.S. 541

Date: 4-21-2010



This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1 through 4, 7 through 13 (except for sub-items 7b and 7c), 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Nebraska, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

SURVEYOR'S FIELD NOTES:

Found monuments of record as shown. Set the Southeast corner by Coordinate Geometry from the survey dated 1-30-2006 produced and measured all lines with Sokkia Set 3811 SN20502.

RECORD LEGAL DESCRIPTION
(from commitment)

The South four hundred (400) feet of Block three (3), Clarkson and Dorsey's Subdivision, an Addition to the City of Schuyler, Colfax County, Nebraska, EXCEPT the East ten (10) feet thereof; AND EXCEPT the West forty (40) feet thereof.

Survey Record Repository
RECEIVED

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NOV 16 2011
COLFAX
1045 = 2104

| No. | REVISIONS | Date |
|-----|----------------|---------|
| 1 | MSC. REVISIONS | 4-21-10 |
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COORDINATED BY:

SMITH-ROBERTS
NATIONAL CORPORATION

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OKLAHOMA CITY, OK 73104
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www.smith-roberts.com

ALTA/ACSM LAND TITLE SURVEY

FHA PROJECT #103-22013
FACILITY #511
Golden LivingCenter-Schuyler
2023 Colfax Ave..
Schuyler, Colfax County, Nebraska
MARCH 29, 2010

JEO
Consulting Group, Inc.

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